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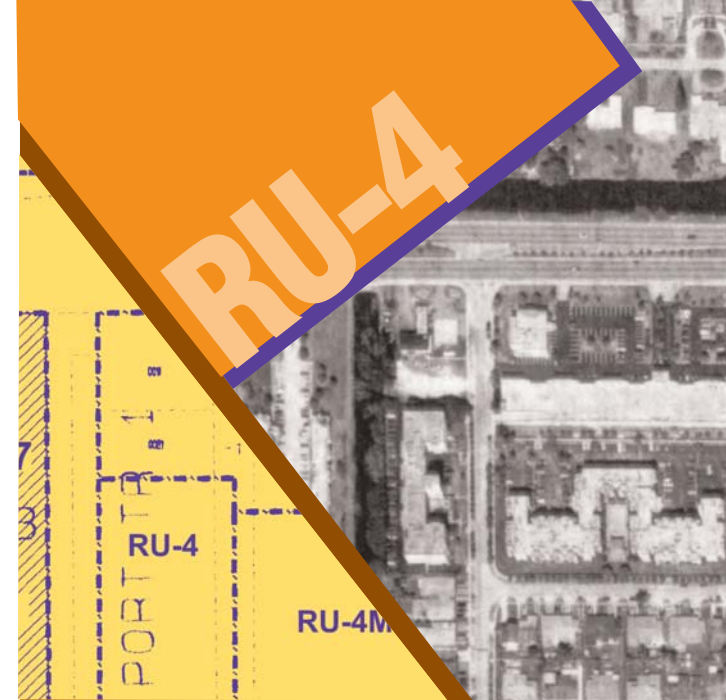
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DIRECTOR, DEPARTMENT OF PLANNING & ZONING

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street
Miami, FL 33128-1974
04/2004



ZONING INFORMATION

High Density Apartment House District

- Swimming Pool
- Sheds
- and those uses permitted in The RU-1, RU-1M(a), RU-1M(b), RU-3 and RU-TH districts



A Public Information
Service of Miami-Dade County
Department of Planning and Zoning

111 N.W. First Street, Miami, FL 33128-1974
Monday-Friday, 8am-5pm, 305-375-1808

Questions

AND ANSWERS

What is Zoning?

Zoning controls the use and development of land and buildings for the health, welfare and safety of the community.

What is Setback?

A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

What is lot coverage?

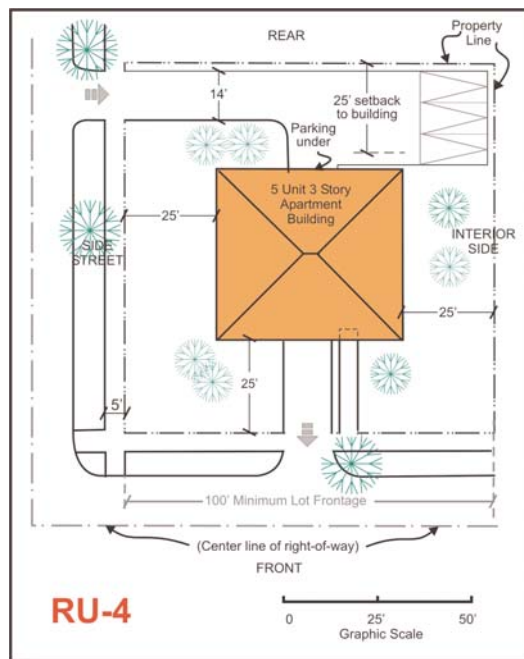
It is the percentage of the overall area of the site that the building occupies. (building area under roof at ground level/total lot area = lot coverage percentage.).

Multiple family housing developments shall be permitted only after an administrative site plan review to ensure compliance with all RU-4 district requirements and site plan review criteria.

The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. It is advisable to contact Department of Planning and Zoning, Zoning Information at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.

Typical

SITE PLAN



General

INFORMATION

Maximum lot coverage

Maximum lot coverage shall be 40 % of net lot area

Minimum Lot Area, Frontage

Minimum area of land shall not be less than 10,000 square feet, having a minimum frontage of 100 feet.

Building Height and # of Stories

See Section 33-212

Principal Building Setbacks

Front	25' for buildings up to 35' in height; 35' for buildings over 35' in height
Rear	25' for buildings up to 35' in height;
Interior side	25'
Side Street	25'

Accessory Use Setbacks (utility sheds, gazebos, etc.)

Front	75'
Rear	5'
Interior side	7.5'
Side street	30'
Between Buildings	10'

Fences, Walls and Hedges

Height permitted 6'*

Schools and religious facilities are permitted in this zoning classification. See Section 33-151.11 through 33-151.22 for school requirements and see Section 33-17 and 33-18 for public assemblage and other religious facility requirements.

The height of a fence, wall or hedge shall be the vertical distance measured from the average elevation of the finished building site to the top of said wall, fence or hedge.

* In certain instances, the height may be limited to 2.5' for visibility at intersections or within.